



**ARLINGTON COUNTY
PARK AND RECREATION COMMISSION**

**2100 Clarendon Boulevard, Suite 414
Arlington, Virginia 22201**



August 7, 2019

Honorable Christian Dorsey
Chair, Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

RE: Harris Teeter Glebe Project

Dear Chairman Dorsey:

The Park and Recreation Commission has participated in SPRC meetings for the Harris Teeter/Glebe Road project and would like to offer the following thoughts.

The commission welcomes the addition of a .625 acre park in this part of the county in accordance with the existing sector plan addendum. We note that the park would be built during a later construction phase. We support the addition of contingency language assuring that the park will be built in a timely fashion. Site plan language that includes the park as part of the landscape plan for Building 2 that would require initiation of park construction before Building 2 occupancy might help provide such assurance.

We have heard concerns about the permanence of this park and its features, since it will be privately owned. Site plan language should call for it to be a permanently, publically accessible space. Future changes to the size, configuration, or design of the park should be subject to public discussion and board approval. Also, public access through the park should be authorized for use compatible with Harris Teeter hours.

Tree Canopy -- The commission has heard and supports concerns about the loss of trees on this site. The most important losses are those that are at the property lines, precisely where they provide the most landscaping and environmental benefit. We appreciate and support ongoing efforts to save larger trees that border the proposed park space and to incorporate the landscaping of the trees in the rear of the Carlin property into a shared green experience for the park. Our biggest concern is with the potential loss of trees along the Hyde Park property line. These trees, mostly native American Basswoods, were established when the original Harris Teeter was developed for the purpose of providing screening and buffering for the Hyde Park community. Their loss would come in addition to the negative effects of the proposed Buildings 2 and 3 on these neighbors. Changes in building design, perhaps through shrinking of planned parking, should be investigated. Finally, we support robust plantings of native street trees on Glebe Road and the interior streets, focusing on maximized tree panels.

Park Design-- The commission participated in the July 23 design open house for the park and hosted the applicant's landscape architect at our July 23 commission meeting. On the park planning and design, the commission agrees with several neighborhood comments that prefer more casual uses, especially given other active amenities being installed in the nearby Mosaic Park. An ideal park would have extensive tree growth, areas of perennial (pollinator) plantings, some open lawn space, and seating. The concept of adding some sloping contour and topography to an otherwise flat park site is also very appealing, both because it adds a third dimension to the terrain to provide interest, and because it can be useful tool, if done thoughtfully, to assist with water runoff. In fact, gentle slopes that manage rainfall drainage can provide some designated areas with quicker relief from saturated soil in some areas, while ensuring that planted gardens and natural tree stands are more likely to have adequate soil moisture and require less watering than flat, open grass areas.

Of the two preliminary designs we saw, the commission appeared to have a preference for Option 2. We would argue that a small plaza area next to Tazewell Street, installed with permeable material, seating and picnic tables would provide an inviting amenity for neighbors and Harris Teeter shoppers. For the Thomas Street entrance, a less prominent entrance design appears to be preferred by the neighborhood. However, recognition somewhere in the park for the history and development of this area, from its rural roots to the single family buildings that once dominated the neighborhood, would be appreciated.

In terms of the use of the park as a pedestrian and bicycle connection, we feel that it is important to emphasize that this space's primary purpose is as a park and not as a transportation route. While pedestrian and bicycle conveyance is expected and welcomed, the space is to be designed as a park. Therefore, selections about the placement and design of the path should consider the enjoyment and utilization of park users. This may call for a more meandering or curvilinear path. Obviously a wide enough, safe path for all users, should be designed, as should appropriate levels of lighting.

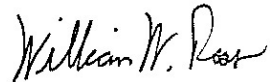
We look forward to additional park design discussions.

Biophilic Design -- We urge that the design of the several private plaza and rooftop amenities incorporate green roof, natural plantings, and other biophilic concepts. We urge consideration that roof or plaza structures be designed to accommodate vegetated, usable surfaces, to include grasses, ground cover, shrub plantings and small tree species. Green roofs reduce temperature extremes and therefore energy consumption required to heat and cool buildings.

Site Connections and Canine Facilities --At SPRC meetings we have advocated increased connections throughout this super block. We support continued consideration for a gate and stairway that would allow Hyde Park residents to connect directly to the new Tazewell St. Also, we offer a continued appeal to pushing for an entrance to the new park at the parking area between The Carlin and Ballston Garden Apts. We understand some of the legal challenges to this but believe we should be maximizing the ability of residents along Carlin Springs Road to have ready access to the new open space and to the Harris Teeter. Finally, we appreciate the applicant's plans for dog facilities located at the buildings as we continue to urge that developers and county planners make private dog facilities an expected feature of residential development projects.

Thank you for this opportunity to share our views.

Sincerely,

A handwritten signature in black ink that reads "William W. Ross". The signature is written in a cursive style with a large, prominent "W" and "R".

William Ross
Chair, Park and Recreation Commission

cc: Members, Arlington County Board
Mark Schwartz, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation
Claude Williamson, Director, CPHD
Members, Planning Commission

WASH★REIT

Arlington County Board
2100 Clarendon Blvd.
Arlington, VA 22201
countyboard@arlingtonva.us

Dear Chair Dorsey and Board Members,

On behalf of Washington REIT, the owner of the Maxwell Apartments, I am writing in support of Southeastern's proposed redevelopment of the neighboring Harris Teeter and American Service Center properties.

Since its construction in 2014 at the corner of Carlin Springs and North Glebe Road in Ballston, the Maxwell has thrived as part of a vibrant, mixed use community. We have proudly watched in the last few years as other projects along Glebe have followed and continued this success, including 672 Flats and the Waycroft. We are now excited to welcome the last major redevelopment of this stretch of Glebe Road with Southeastern's project.

The Harris Teeter has always been a major amenity for our residents so we are especially excited about the new flagship store that will come with the project. The new store will feature more great offerings for customers and, with its pedestrian-oriented entrance on Glebe, be even more convenient to residents of our property and the greater Ballston area. We are also eager to see construction of the new public park and further buildout of the street network envisioned in the North Quincy Street Plan Addendum. Finally, the entire area will benefit from the improved building frontages and sidewalks along Glebe that will come with the project.

For all of these reasons, we encourage you to approve Southeastern's application. Thank you for your consideration of these thoughts.

Sincerely,



Edward J. Murn
Managing Director



Arlington Partnership For Affordable Housing

4 November 2019

Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, VA 22201

Dear Chairman Dorsey,

I am writing to support the amendment of 600 N Glebe Road's (Harris Teeter Redevelopment) site plan application for consideration at the County Board.

From APAH's perspective, this development will help support the mission of affordable housing in a few ways. First, we understand that Southeastern will contribute ~\$4.1M to AHIF, a critically important funding source for affordable housing in the County. As a nearby neighbor to the development, we also want to commend the applicant for their outreach, keeping us informed throughout the process. Among our discussions, they agreed to ensure the preservation of the trees identified in the North Quincy Street Plan Addendum on our property and the adjacent property on Thomas Street.

For our residents and staff at the APAH HQ, the existing Harris Teeter is a convenient resource for our residents and team members. The new flagship store will feature more great offerings for customers and, with the park connection via Thomas Street and the extension of Tazewell, be even more convenient to residents of our property and the greater Ballston area. We are also eager to see construction of the new public park and further buildout of the street network envisioned in the North Quincy Street Plan Addendum.

Thank you for your consideration.

Sincerely,

Nina Janopaul
President and CEO

Board of Directors

Kevin Yam
APAH Board Chair

Nina Janopaul
APAH President/CEO

Susan Bell
Vice Chair

Matthew Birenbaum
Treasurer

John Milliken
Secretary

Yvonne Aiken
Randy Anderson
Rita Bamberger
Cecilia Cassidy
George Covucci
Michael Geary
Julie Gould
Jay Harris
Paul Holland
Ted Hicks
Rich Jordan
Erica Khatchadourian
Rev. Andrew Merrow
Kathie Panfil
Nancy Rase
Buzz Roberts
Michael Spotts
Andy VanHorn

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703.276.7444

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ARLINGTON COUNTY TRANSPORTATION COMMISSION

2100 Clarendon Boulevard, Suite 900, Arlington, VA 22201
TEL 703-228-3689 FAX 703-228-7548 www.arlingtonva.us

November 6, 2019

Mr. Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard
Arlington, VA 22201

RE: Harris Teeter Site Plan

Dear Chair Dorsey,

I am writing to express the view of the Transportation Commission regarding the proposed Site Plan #315 (Harris Teeter).

The Transportation Commission, by a vote of 7-3-1, recommends that the County Board defer the proposed Site Plan development until it can be modified to better fit Ballston's urban context.

The commission considered this item at its October 30th, 2019 meeting. The Commission heard a presentation from the applicant and County Staff. There were four public speakers, primarily Hyde Park residents. They spoke on a number of issues, but primarily concerns about the amount of vehicular traffic that will be generated by the site and its impact on pedestrians.

Commission discussion centered almost exclusively around the proposed parking ratio and parking management.

The majority of the Commission feel that this development, as currently proposed, is a suburban format grocery store shoe-horned into an urban site and fails to reflect the changing nature of Ballston. The site already fails to recognize the more walkable, urban nature of the newest parts of Ballston and would lock in this area of Ballston into a suburban mode for the next 30+ years. While the proposal has come a long way during Site Plan Review - shedding unnecessary vehicular curb cuts and improving the internal circulation and streetscape - the proposed parking ratio is extremely high for an area so close to the heart of Ballston and the applicant proposes to leave it largely unmanaged, which will further exacerbate traffic in the area.

Contrary to popular belief, there is no "right amount" of parking to build, just as there is no "right amount" of pizza to manufacture. Parking is a market, and supply and demand meet at a wide range of supply numbers, depending on the price charged for the parking. The amount of parking occupied

in any sufficiently in-demand lot will largely reflect about 90 to 95% of the amount of parking provided in that lot. This is because parking operators target this level of occupancy and adjust their pricing to hit it. Building more parking at this site will simply result in a lower price being charged for those spaces (the applicant intends to provide **free** parking for both their employees and grocery customers). This parking subsidy (the parking costs money to provide, offering it for less than that is intrinsically a subsidy) induces more traffic onto County-provided streets, endangers the lives of other county citizens trying to safely enjoy a walkable Ballston and presents a serious obstacle to meeting Arlington's goal of being a carbon neutral county.

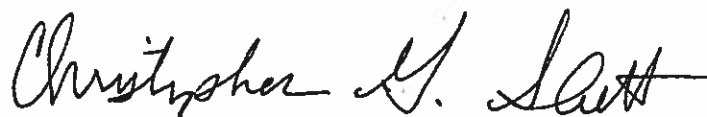
A parking ratio more in line with what was approved for the 1401 Wilson Blvd site would better fit the site's urban context. That site plan (a grocery store planned for Rosslyn) was approved in 2013 with a 1 space / 455 sq ft ratio. This Harris Teeter is proposing 1 space / 244 sq ft. A 1/455 ratio is still above the ratio required by our 1970s-era zoning ordinance (which required 1 to 580 or better). A 1/455 ratio would reduce the site's retail parking from 323 space to 171 spaces.

Additionally, the Commission is concerned by: the applicant's failure to manage their free parking (they aren't intending to gate the parking lot, validate, etc), the serpentine design of the bike/ped connection in the proposed park (which seems to maximize conflict between those using the path and those enjoying other park features), and the applicant's refusal to mitigate their transportation impact by fully upgrading the signal and intersection at Glebe & Randolph.

Present and voting in favor were Commissioners Brose, Reich, Yarie, Calkins, Slatt, Rajtik, and Clement. Commissioner Price abstained as he arrived late to the meeting and missed some of the presentation and discussion.

I am happy to answer any questions at 571-482-8454 or chris@dodgersden.com.

Best,

A handwritten signature in cursive script that reads "Christopher G. Slatt". The signature is written in black ink and is positioned above the typed name.

Christopher Slatt, Chairman



November 12, 2019

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, VA 22201

Dear Chair Dorsey,

The Arlington Chamber of Commerce supports the site plan application to redevelop the site of the Harris Teeter and American Service Center on N Glebe Road as a mixed-use development comprising retail and residences, including an updated Harris Teeter. These uses will add much-needed housing in Arlington and support vibrancy and employment in the greater Ballston neighborhood. We encourage the County Board to approve the application.

The proposed project will expand the Harris Teeter grocery store and retail on the site. The new grocery store will add 125 jobs on that site, providing employment opportunities. Along with the grocery store, the project will add 10,000 square feet of retail space along Glebe Road. This additional retail capacity will help grow and define Glebe Road as a retail street, supporting vibrancy along the western edge of the Ballston area. The new grocery and retail development are consistent with Arlington's Grocery Store Policy and North Quincy Street Plan Addendum.

The community will benefit further from the increased housing and public benefits proposed by the project. The addition of 732 housing units will significantly increase the amount of housing available in Ballston, within about a 10-minute walk to Ballston Metro Station. The project also proposes the construction of a new public park and buildout of the street network as envisioned in the North Quincy Street Plan Addendum. The improved building frontages and sidewalks along Glebe Road will also improve the street experience for residents and businesses in the area.

To realize these benefits for the broader Ballston and Arlington communities, the Chamber encourages the County Board to approve the proposed site plan at 600 N Glebe Road. Thank you for your consideration of these comments.

Sincerely,

Kate Bates
President & CEO

CC: Arlington County Board Vice Chair Libby Garvey and members Katie Cristol, Matt de Ferranti, and Erik Gutshall; County Manager Mark Schwartz; Adam Watson, CPHD Planning Division